Dear County of San Diego Planning Commissioners,

I SUPPORT THE PROPOSAL TO EXPAND THE DRIVING RANGE AND CONSTRUCT FIVE NEW HOMESITES AT THE BRIDGES @ RANCHO SANTA FE

As a resident and/or member of The Bridges at Rancho Santa Fe, I enthusiastically support the proposal to expand the Driving Range and construct five new homesites at The Bridges otherwise known as Alternative C of the Environmental Impact Report (applications: TM5270, MUP 85-084W-5, MUP 064-W4, SPA 01-004, SPA 03-006, VAC 03-018, B/C 03-0250, and B/C 03-0221).

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The expansion of the driving range will fulfill a missing component of the golf course, and enable the Bridges to reach its full potential as a complete world-class golf facility. In addition, the golf members really need this improvement.

Signature

to vote YES on this proposal!

JOSEPH M. RAMOS

Name (Printed)

3086 WILDFLOWER DR., OLIVENHAND, CA 92024

Address

858-759-7201

County of San Diego Planning Commissioners c/o Department of Planning and Land Use 5201 Ruffin Road, Suite B San Diego, CA 92123

TIVERAL ARTOR TAVE GIRTOSSTIN

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ARRAPAROR DORT

Name (Printed)

4315 VIA RAVELLO-RANCHO SANVEFE -CA.

Address

Address

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Signature

Name (Printed)

17153 El Mirador, PSTE, OA 92067

Address

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I encourage you to vote YES on this proposal!

| Signature | 12/6/67 |
| Date | Name (Printed) |
| 17/53 E/Mrador RSFe, CA 92067
| Address | Address | RSFe, CA 92067

I encourage you to vote YES on this proposal!

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Signature

BARRY ROSSINS

Name (Printed)

PO BUX 7/17, RSF CA 972067

Address

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I encourage you to vote YES on this proposal!	
Milos	12-11.07
Signature	Date
Michael Rodman	
Name (Printed)	
18662 Vin Varese	RSF, CA 92091
Address	

I encourage you to vote YES on this proposal!

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L	loreen Boohampur Nec. 4, 0:
Signatu	pre Date
	Doreen Roohanipur
Name (Printed)
	18439 Via Candela
Addres	RSF, CA 92091
CC:	Chairman Ron Roberts, Forth District Supervisor
	Vice-Chairman Greg Cox, First District Supervisor
	Bill Horn, Fifth District Supervisor
	Dianne Jacob, Second District Supervisor
	Pam Slater-Price, Third District Supervisor
	Eric Gibson, Interim Planning Director - Department of Planning and Land Use
	Glenn Russell, Interim Deputy Director - Department of Planning and Land Use
	Claudia Anzures, Senior Deputy Counsel – County of San Diego
	Maggie Loy, Environmental Coordinator – Department of Planning and Land Use

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5	Maron 5 15/07
Signat	ure Date /
	SHARON S. ROSE
Name	(Printed)
	7043 CALLE PORTONE, Rancho Santa FE CA 9204
Addre	SS
CC:	Chairman Ron Roberts, Forth District Supervisor
	Vice-Chairman Greg Cox, First District Supervisor
	Bill Horn, Fifth District Supervisor
	Dianne Jacob, Second District Supervisor
	Pam Slater-Price, Third District Supervisor
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त्यत्र अत्याद्धाः । अत्याद्य अत्र प्रथम् <mark>व्यवस्थानम् १४ म नवस्यम्</mark>यकः तत्र सम्बद्धाः स्थान्त्रः । तत्र वर्षक्षः अस्य स्थान्त्रः । त्रामात्रामी स्थानन्त्रः सम्बद्धाः स्थाने व्यवस्य सञ्चन्नित्रः स्थानित्रः स्थानित्रः । तत्र तत्र तत्र सम्बद्धाः



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I encourage you to vote YES on this proposal!

Signature

Julie Ruchi

Name (Printed)

12/7/7

Date

Name (Printed)

Address

CC: Chairman Ron Roberts, Forth District Supervisor Vice-Chairman Greg Cox, First District Supervisor Bill Horn, Fifth District Supervisor

Dianne Jacob, Second District Supervisor
Pam Slater-Price, Third District Supervisor

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I encourage you to vote YES on this proposal!	12/4/2007
Signature CARNERS J. SANTE	Date Ro
Name (Printed) 18419 CAUE TRAMONTO	RANCHO SANTAFE PA 92091
Address	

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| 12/8/07 |
| Signature | Date |
| Do 1 Schne, Ver |
| Name (Printed) |
| Address | Address |
| Address |
| Address | Address |
|

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Hensourage you to vote YES on this proposal!	<i>l</i>
North Schoel	12/6/07
Dorothe Schoolen	Date
Name (Printed)	
6384 Calle Pante Bella Address	
Name (Printed) Name (Printed)	Daté '

CC:

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I encourage you to vote YES on this proposal!	12/5	107
Signature	Date	,
Name (Printed)		
	90 Box 7057	RSF 92062

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I encourage you to vote YES on this proposal!	
Malexum	12/7/07
Signature	Date
ALLAN W. SEVENSON	
Name (Printed)	
P.O. Box 7228 RSF	CA 92067
Address	

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I encourage you to	vote YES on this pro	oposal!	12/11/07	
Signature	0()		Date	
DAVID	H. SHAFFE	R		
Name (Printed)			0 0	
18534	CALLE LA	SERRA,	RANCHO SANTA FE, CA	92091
Address				

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I encourage you to vote YES on this proposa	l! -	12-12-07
Signature Jerry Simon	ISEN)	Date
Name (Printed) 14105 BISCOUPE	0	Powsy Ca 92064
Address	,	- rearry are 1000 9

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I encourage you to vote YES or this proposal!

Signature

FIGENE

Name (Printed)

ALLE LA SERRA

CC:

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I encourage you to you Una .	e YES on this proposal	!! ***********************************	13	-5-07
Signature /	Smol	Ø E Y		Date
Name (Printed) 19374	CALLE	LA SER	RA	RSF CA
Address	,			92091

CC:

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I encourage you to vote YES on this proposal!	18/0	フ	
Signature HERBERT A. SOSTEH	Date		
Name (Printed)			
18486 VIA CANDELA RANCHO SANTA	TE,	CA.	92091
Address	· · · · · · · · · · · · · · · · · · ·		•

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I encourage	you to vote YES	on this propos	sall			
		MMMOAA _			12/09	107
Signature				• •	Dat	·
	Leo S.	fpiege 1				
Name (Prin	ted)		, , , , , , , , , , , , , , , , , , , ,			
	P.O. Box	922	Rancho fanta	Fe,	CA	92067
Address		· · · · · · · · · · · · · · · · · · ·				

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As a resident and/or member of The Bridges at Rancho Santa Fe, I enthusiastically support the proposal to expand the Driving Range and construct five new homesites at The Bridges otherwise known as Alternative C of the Environmental Impact Report (applications: TM5270, MUP 85-084W-5, MUP 064-W4, SPA 01-004, SPA 03-006, VAC 03-018, B/C 03-0250, and B/C 03-0221).

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Tencourage you to vote YES on this proposal!	12-8-07
LARRY SPITCHUFSKY	Date
Name (Printed)	
16205 VIA Del Alba	RSF, CA 92067
Address	

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I encourage you to vote (IPS on this proposal!	12-6-2	007
Signature JAMES STRACKA	Date	
Name (Printed) 18303 CALLE	a Seaga Ast	= 9209,
Address		<u> </u>

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I encourage you to vote TES on this proposal	12-6-2007
Signature Royan STRACIA	Date
Name (Printed) 18303 CALLE LA SOLLA	NSK 9209/
Address	101 /01

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I encourage you to vote YES on this proposal!	12-5-2007
Signature	Date
Robert S. Sweet	
Name (Printed)	
6967 Talle Partone PSF	92091
Address	

CC:

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M. A -	Cy	12-4-07	
Signature		Date	
MARK	H. TANGUAY	- 4	
Name (Printed)		· · · · · · · · · · · · · · · · · · ·	
4307	UIA RAVELLO	Rancho Sx	into FE CA
Address	***************************************		
			92091

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Emilio I Teran	12-9-07
Signature /	Date
Emilio J. TERCE	RO
Name (Printed)	
6983 CALLE PORTONE - PRONOHO SA	W/A FE CA 92091
Address	// /

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	CUD	12/5/	07.
Signature MARIANNE TERCE Name (Printed)	RO	Date /	
6983 CAlk	Portone	RSF	97091

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I encourage you to vote YES on this proposal!	11/12/07
Signature W. THORNTON	Date/
Name (Printed)	
106 CAMAS ROAD, KETCHULL, ID.	8-3340
Address	

Maggie Loy, Environmental Coordinator - Department of Planning and Land Use

CC:

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I encourage you to vote YES on this proposal!	12/5/07
Signature	Date
Mark Totoritis	
Name (Printed)	
18318 Calle la Sura	Rencho Santa Fe, Ca 9209
Address	

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I encourage you'to	vote YES on the	s proposal!	12/9/06	
Signature (y Va	Z)	Date	
Name (Printed)			-	
Address	Dox	676342	RSF	GA 52067

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12/5/07

Signature

Date

Date

Name (Printed)

5145 RANCHO QUINTA BEND, SANDHOG CA 92130

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I encourage you to vote YES on this proposal!	12/6/07
Signature Jeffrey Weitzen	Date
Name (Printed)	,
2143 David Way, Del Mor	CA 92014
Address	

CC:

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I encourage you to vote YES on this proposal!	12/8/07
Signature	Date
MICHAEL WEXLER Name (Printed)	
Name (Printed)	<u> </u>
18355 CALLE LA SERRA	KANCHO SANTA FE CALIF
Address	97001
	12091

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Signature	Date
Leslie a. White Name (Printed)	
Name (Printed)	
18479 Calle La Serra RSF	92091
Address	

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Lencourage you to vote YES on this proposal!	
Lamela le dieremana	12-5-07
Signature	Date
Pamela Wierenga	
Name (Printed)	
18608 Via Catania	, Rancho Santa Fe Ca 192091

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Wendel	· Dung	12/5/07
Signature	. 71	'Date
Wande	Il Wierenga	
Name (Printed)		_
18608	Via Cotania,	Rancho Sonta te, CA
Address	7	92091

CC:

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I encourage you to vote YES on this proposal	l! ₂	,
Signature UKAY U	olf_	12/6/07 Date
Name (Printed) Wolf		
18580 Corte	Fresco	, Rancho Santa Fo, Ca
		92091

Chairman Ron Roberts, Forth District Supervisor
Vice-Chairman Greg Cox, First District Supervisor
Bill Horn, Fifth District Supervisor
Dianne Jacob, Second District Supervisor
Pam Slater-Price, Third District Supervisor
Eric Gibson, Interim Planning Director - Department of Planning and Land Use
Glenn Russell, Interim Deputy Director - Department of Planning and Land Use
Claudia Anzures, Senior Deputy Counsel – County of San Diego
Maggie Loy, Environmental Coordinator – Department of Planning and Land Use

- 637 -

1 encourage you to vote YES on this proposal!					
Signa	ture Date				
Name	(Printed)				
Addre	:ss				
CC:	Chairman Ron Roberts. Forth District Supervisor Vice-Chairman Greg Cox. First District Supervisor Bill Horn. Fifth District Supervisor Dianne Jacob. Second District Supervisor Pam Slater-Price. Third District Supervisor Eric Gibson. Interim Planning Director - Department of Planning and Land Use Glenn Russell. Interim Deputy Director - Department of Planning and Land Use Claudia Anzures. Senior Deputy Counsel – County of San Diego Maggie Loy. Environmental Coordinator – Department of Planning and Land Use				

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Maggie Loy, Environmental Coordinator - Department of Planning and Land Use SANTA FE Cal. 92190

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I encourage you to vote YES on this proposal!	
	12/10/0
Signature	Date !
John 1Zagara	
Name (Printed)	
6709 Calle Poute Bella	
Address Rancho Santa Fe, Ca. 9	12091

CC: Chairman Ron Roberts, Forth District Supervisor
Vice-Chairman Greg Cox, First District Supervisor
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12-10-07
Date

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Glenn Russell, Interim Deputy Director - Department of Planning and Land Use
Claudia Anzures, Senior Deputy Counsel - County of San Diego
Maggie Loy, Environmental Coordinator - Department of Planning and Land Use



March 7, 2007

VIA EMAIL AND HAND DELIVERED

Mr. Gary L. Pryor
Director
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

DECEIVED MAR 08 2007

DEPARTMENT OF PLANNING AND LAND USE

Re:

The Bridges, Unit 7;

Case Numbers: VTM 5239; AD 01-001; and STP 01-077

Dear Gary:

Estates Seven, LLC, as the applicant on the Project, hereby gives formal notification that we hereby withdraw our Application with respect to the following items a) and b), which shall be referred to as the "Unit 7 Project":

- a) Case Numbers VTM 5239, AD 01-001, and STP 01-077;
- b) That portion of case number MUP 85-084W-5 which previously sought to extend Calle Ponte Bella into Unit 7.

We understand that this effectively removes the Unit 7 Project from any further processing by the County. We also understand that the status of the land within Unit 7 will revert to what it was before the application for the Unit 7 Project was filed.

This withdrawal does not affect our other pending project application for The Bridges Unit 6 and the Driving Range (the "Remaining Project"), Case No. SPA 01-004, TM 5270, MUP 85-084W-5 (except as modified by paragraph (b) above), MUP 85-064W-4, B/C 03-0221, B/C 03-0250, VAC 03-0188, and Santa Fe Creek SPA 03-006. We intend to continue processing on the Remaining Project as soon as possible.

Thank you and your staff for your attention to this. Please let me know if you need anything further in connection with this withdrawal.

Sincerely,

ESTATES SEVEN, LLC

By:

HCC Investors, LLC

Its:

Manager

Ву:

Lennar Homes of California, Inc

Its;

Manager

Peter V. F

yice Presi**∮**و

Letters Related to California Gnatcatcher Impacts and Unit 7 SEE APPENDIX VOLUME 4

The following comment letters are found in Appendix Volume 4:

- 1) Brian Foster, July 7, 2006, County Independent Science Advisor
- 2) Conservation Biology Institute, July 17, 2006
- 3) Buena Vista Audubon Society, July 26, 2006
- 4) Barry Jones, July 27, 2006, Biological Resources Consultant to Applicant
- 5) Pat Mock, July 31, 2006, Biological Resources Consultant to Applicant
- 6) Jonathan Atwood, August 6, 2006, Biological Resources Consultant to EHL
- 7) Deborah Rosenthal, August 7, 2006, Counsel to Applicant
- 8) Robert Hamilton, August 8, 2006, Biological Resources Consultant to EHL
- 9) Brian Foster, August 9, 2006, County Independent Science Advisor
- 10) Conservation Biology Institute, August 9, 2006
- 11) Brian Foster, August 10, 2006, County Independent Science Advisor
- 12) Michael Fitts, August 10, 2006, Counsel to EHL
- 13) California Department of Fish and Game, August 11, 2006
- 14) Deborah Rosenthal, August 14, 2006, Counsel to Applicant
- 15) Michael Fitts, August 24, 2006, Counsel to EHL
- 16) Robert Hamilton, October 27, 2006, Biological Resources Consultant to EHL
- 17) United States Fish and Wildlife Service, February 28, 2007
- 18) Brian Foster, March 5, 2007, County Independent Science Advisor

Supplemental Information Submitted by the Project Applicant:

- 1) Additional Gnatcatcher Information January 16, 2007
- 2) Supplemental California Gnatcatcher Information February 26, 2007

ATTACHMENT E



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATIONS FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A.	List the names of all persons having an <i>interest</i> in the application. SEE ATTACHED
	List the names of all persons having any ownership interest in the property involved. SEE ATTACHED
B.	If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership. SEE ATTACHED
C.	If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.
	NOTE: Section 1127 of The Zoning Ordinance defines <u>Person</u> as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, rederve syndicate this and any other county, city and county, city municipality, district or other political supervision, or any other group or combination acting as a unit." NOV 0.1 2001
	NOTE: Attach additional pages if necessary. San Diego County DEPT. OF PLANNING & LAND USI 10-30-01 Date
520°	I RUFFIN ROAD, SUITE B, SAND DIEGO, CA 92123-1666 (619) 565-5981 SPA01-004 - 64

LENNAR HOMES OF CALIFORNIA, INC.

CERTIFICATE OF INCUMBENCY

I, Cindy Thompson, Assistant Secretary of Lennar Homes of California, a California Corporation, hereby certify that the following persons have been duly elected and/or appointed to the position(s) set opposite their respective names, that said elections and/or appointments are in full force and effect and, except where indicated (*), that any one of the following persons is authorized to execute and deliver documents on behalf of the Corporation.

DIRECTORS

Diane Bessette Bruce Gross Stuart A. Miller Leonard Miller Allan J. Pekor

OFFICERS

Title Name Chairman of the Board Leonard Miller President & CEO Stuart A. Miller Chief Financial Officer Marc Chasman Chief Financial Officer Bruce Gross Vice President/General Counsel David McCain Vice President Bruce Gross Vice President Thomas Banks Vice President Diane Bessette Vice President Marc Chasman Vice President Valerie Copen Vice President Robert W. Garcin Vice President Jonathan M. Jaffe Vice President Emile Haddad Vice President Jeff Jameson

Vice President Waynewright Malcolm Vice President Stacy McDaniel Vice President R. Lawrence Olin Vice President Todd Palmaer Vice President Jeffrey Panasiti Vice President Allan J. Pekor Vice President Jeffrey Roos Vice President Robert Santos Vice President Jeffrey Spitzer Vice President Robert Tummolo Vice President Michael P. White Vice President Thomas P. Winn Vice President Michael Winn Secretary David B. McCain Assistant Secretary Brenda Ascherin* Assistant Secretary Dee Baker* Assistant Secretary Stacy McDaniel* Assistant Secretary Allan J. Pekor* Assistant Secretary Grace Santaella* Assistant Secretary Kathleen E. Sierra* Assistant Secretary William Smith* Assistant Secretary Cindy Thompson* Assistant Secretary

San Diego County DEPT. OF PLANNING & LAND USE

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the corporate seal of Lennar Homes of California.

Trudie Wilson*

Diane Bessette

Stephen J. Wolpin*

Waynewright Malcolm

DATED this 16th day of November 1999.

Assistant Secretary

Controller

Treasurer

Cindy Thompson, Assistant Secretary SPA01-004



State of California Secretary of State Bill Iones

LIMITED LIABILITY COMPANY - STATEMENT OF INFORMATION

1. LIMITED LIABILITY COMPANY NAME

HCC INVESTORS, LLC

FILED

In the Office of the Secretary of State of the State of California

OCT 12 1999

BILL JONES, Secretary of State

THIS SPACE FOR FILING USE ONLY 2. SECRETARY OF STATE FILE NUMBER 3. JURISDICTION OF FORMATION 199724110013

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE Delaware CITY AND STATE ZIP CODE 24800 Chrisanta Drive Mission Viejo, California 92691 5. STREET ADDRESS IN CALIFORNIA OF OFFICE WHERE RECORDS ARE MAINTAINED (FOR DOMESTIC ONLY) CITY ZIP CODE 24800 Chrisanta Drive Mission Viejo 92691 6. NAME Lennar Homes of California, Inc., a California corporation MANAGER ADDRESS 24800 Chrisanta, Suite 200 [] CHIEF EXECUTIVE OFFICER crry Mision Viejo STATE CA ZIP CODE 92691 [] MEMBER 7. NAME [] MANAGER **ADDRESS** [] CHIEF EXECUTIVE OFFICER ZIP CODE 1 MEMBER 8. NAME THE AGENT FOR SERVICE OF PROCESS AND CHECK THE APPROPRIATE PROVISION BELOW: Corporation Service Company d/b/a CSC-Lawyers Incorporating Service [] AN INDIVIDUAL RESIDING IN CALIFORNIA. PROCEED TO ITEM 9. [X] A CORPORATION WHICH HAS FILED A CERTIFICATE PURSUANT TO SECTION 1505. PROCEED TO ITEM 10. 9. STREET ADDRESS OF THE AGENT FOR SERVICE OF PROCESS IN CALIFORNIA. ZIP CODE 10. DESCRIBE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY. Real Estate Acquisition and development 11. NUMBER OF PAGES ATTACHED, IF ANY. 12. I DECLARE THAT THIS STATEMENT IS TRUE, CORRECT, AND COMPLETE. October 6, 1999 SIGNATURE OF INDIVIDUAL AUTHORIZED TO SIGN Diane Bessette, Vice President TYPE OR PRINT NAME AND TITLE OF PERSON SIGNING DUE DATE:

SEC/STATE FORM LPS/LLC-12 (Rev. 6/97)



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATIONS FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

Lennar Bridges, LLC

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f any per owning m	rson identified pore than 10%	oursuant to (A	a) above is a co	orporation or pa	artnership, list t	the names of all incontraction	livid:
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C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines <u>Person</u> as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city municipality, district or other political subdivision, or any other group or combination acting as a unit."

NOTE: Attach additional pages if necessary.

SPA03-006

VAC03-018

10/20/02

DPLU#305 (8/97)

5201 RUFFIN ROAD, SUITE B, SAND DIEGO, CA 92123-1666 • (619) 565-5981

ATTACHMENT F

LAND USE ANALYSIS

I. Planning/Design Issues

A. General Plan

1. Regional Land Use Element

The project site is comprised of the following:

- Portions of the Canyon Creek Specific Plan (from hereon referred to as "The Bridges Specific Plan");
- A 15-acre area south of Escondido Creek north of The Bridges Specific Plan and west of the Santa Fe Creek Specific Plan is proposed to be used as part of the proposed expansion of the The Bridges Golf Course driving range; and
- A portion of the Santa Fe Creek Specific Plan that is also proposed to be used as part of the driving range expansion.

The Bridges Specific Plan

The Bridges Specific Plan is within the Estate Development Area (EDA) Regional Category and the Environmentally Constrained Area (ECA) Regional Category, however, development proposed by this project within The Bridges Specific Plan will take place only within the EDA Regional Category.

The EDA combines agricultural and low density residential uses. Parcel sizes of 2 to 20 acres or larger are permitted depending on the slope criteria in the underlying community plan land use designations. The Bridges Specific Plan is comprised of single-family residential units clustered around a golf course. EDA Regional Category permits clustering, which is a development technique where buildings or lots are grouped or "clustered", through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceeded the number which is allowed by the applicable land use designation and zoning (See discussion under "Community Plan" below). Planned development, lot area averaging, and specific plan projects which utilize the clustering technique shall conform to the following standards

set forth in Policy 1.3 (Estate Development Area) of the Regional Land Use Element:

• At least 40% of the project is in a permanent open space easement.

Open space areas within The Bridges, including the golf course, will total 264. Jacres and these areas will be within dedicated open space easements. Thus, 59 percent of the project site will be in open space.

 No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.

This project proposes the development of single-family residences on minimum one-acre lots.

• The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.

This project will utilize public sewer service.

• The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes and other relevant factors.

The five units proposed by this project will be served by sewer and each lot is minimum 1 acre. The development site is relatively level and, overall, does not exceed a 25% grade.

 Where groundwater is the sole source of water supply, proof of a longterm groundwater supply is provided consistent with County Groundwater Policy I-77.

This project will utilize imported water.